

State of Nevada  
Department of Health & Human Services  
Division of Public and Behavioral Health  
Rawson-Neal Psychiatric Hospital  
Facility Condition Analysis

# RAWSON-NEAL PSYCHIATRIC HOSPITAL

1650 Community College Drive  
Las Vegas, Nevada 89146

**Site Number: 9894**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in August 2015

State of Nevada  
Department of Health & Human Services  
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The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9894		Facility Condition Needs Index Report								
Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2510	RAWSON-NEAL HOSPITAL BUILDING 2 1670 Community College Drive Las Vegas	54146	2006	3/17/2015	\$0	\$721,460	\$0	\$721,460	\$17,597,450	4%
2508	RAWSON-NEAL HOSPITAL BUILDING 1 1650 Community College Drive Las Vegas	61938	2006	3/17/2015	\$2,000	\$729,380	\$0	\$731,380	\$20,129,850	4%
9894	RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE 1650 Community College Dr Las Vegas		2006	3/17/2015	\$6,000	\$267,400	\$0	\$273,400		0%
Report Totals.....:		116,084			\$8,000	\$1,718,240	\$0	\$1,726,240	\$37,727,300	5%

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**RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE**

SPWB Facility Condition Analysis - 9894

Survey Date: 3/17/2015

**RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE****BUILDING REPORT**

The Rawson Neal Hospital is located on the Southern Nevada Mental Health Services Campus in Las Vegas, Nevada. It has a large paved parking area for the public as well as the employees including ADA accessible parking and loading zones. The site has natural gas service and city water and sewer services. There is an interior courtyard with landscaped walking paths, a basketball court and sitting areas. The entire site is ADA accessible and includes signage to the public transit stop.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$6,000****Currently Critical****Immediate to Two Years****ADA PARKING SIGNAGE****Project Index #: 9894ADA1****Construction Cost \$6,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The 4 accessible parking areas on the south and east sides of the building are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking spaces. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$267,400****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9894SIT1****Construction Cost \$98,400**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 164,000 square feet of asphalt area was used to generate this estimate.

**EXTERIOR SOLAR SITE LIGHTING UPGRADE****Project Index #: 9894ENR1****Construction Cost \$40,000**

There are approximately 16 existing light poles around the site with sodium halide fixtures. The older fixtures are not energy efficient and are due for an upgrade to a higher efficiency unit with a longer life cycle. This project would provide for the installation of 16 solar powered LED exterior light fixtures on the existing poles.

**GATE OPERATOR REPLACEMENT****Project Index #: 9894SIT2****Construction Cost \$45,000**

The site has a secured access gate for ambulances and other secured deliveries or pick ups. The hydraulic gate operator is 10 years old and has difficulty opening and closing the gates. This project recommends replacing the hydraulic swing gate operator and twin posts with a similar high quality operator as well as servicing the gates and related hardware to ensure prolonged operation. The gate operators will be required to meet UL Standard 325, per NRS 405.270.

**STORAGE BUILDING INSTALLATION****Project Index #: 9894SIT3****Construction Cost \$84,000**

There is a major lack of storage on the site to support the various functions conducted by the facility. The Snack Bar is used exclusively as a storage space for the facility maintenance and janitorial personnel. Items stored here include paper goods, light bulbs, cleaning supplies, medical supplies and medical equipment. There is not enough storage space anywhere else in the building for these items. This project would provide for the purchase and installation of a 40' x 60' engineered steel building on a concrete foundation including connection to the existing electrical, water, sewer and propane services.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$6,000
Priority Class 2:	\$267,400
Priority Class 3:	\$0
Grand Total:	\$273,400

## **RAWSON-NEAL HOSPITAL BUILDING 2**

### **BUILDING REPORT**

The Rawson Neal Hospital Building 2 contains 4 pods, E, F, G, and H which includes a dining area, the central plant, staff offices and two 40-bed psychiatric emergency services wings. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roofing at the flat mechanical equipment space. The facility is ADA accessible and has a fire alarm and sprinkler system. HVAC is a closed loop central plant consisting of boilers, chillers, a cooling tower, air handlers and VAV boxes throughout.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$721,460**

**Necessary - Not Yet Critical**

**Two to Four Years**

#### **EXTERIOR FINISHES**

**Project Index #: 2510EXT1**  
**Construction Cost \$270,730**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

#### **INTERIOR FINISHES**

**Project Index #: 2510INT1**  
**Construction Cost \$270,730**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

#### **RESTROOM REMODELS**

**Project Index #: 2510INT2**  
**Construction Cost \$180,000**

The 12 restrooms in the client living areas are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. The original ceramic water closets pose a safety hazard and should be replaced with stainless steel fixtures. There is also a need for anti-ligature fixtures including the faucets. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 54,146**  
**Year Constructed: 2006**  
**Exterior Finish 1: 100 % Painted Stucco / EIFS**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 85 % I-3**  
**IBC Occupancy Type 2: 15 % A-3**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-FR**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$13.32</b>
<b>Priority Class 2:</b>	<b>\$721,460</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$17,597,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$325</b>
<b>Grand Total:</b>	<b>\$721,460</b>	<b>FCNI:</b>	<b>4%</b>



## RAWSON-NEAL HOSPITAL BUILDING 1 BUILDING REPORT

The Rawson Neal Hospital Building 1 contains 4 pods, A, B, C, and D which includes a gymnasium, arts and crafts room, pharmacy, medical offices, and a 30-bed psychiatric emergency services wing. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roofing at the flat mechanical equipment space on roof. The facility is ADA accessible and has a fire alarm and sprinkler system. HVAC is a closed loop central plant consisting of boilers, chillers, a cooling tower, air handlers and VAV boxes throughout.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$2,000**  
**Currently Critical** **Immediate to Two Years**

### ADA EMPLOYEE LOUNGE UPGRADES

**Project Index #: 2508ADA1**  
**Construction Cost \$2,000**

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$729,380**  
**Necessary - Not Yet Critical** **Two to Four Years**

### EXTERIOR FINISHES

**Project Index #: 2508EXT1**  
**Construction Cost \$309,690**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### INTERIOR FINISHES

**Project Index #: 2508INT1**  
**Construction Cost \$309,690**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

### RESTROOM REMODELS

**Project Index #: 2508INT2**  
**Construction Cost \$105,000**

The 7 restrooms in the client living areas are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. The original ceramic water closets pose a safety hazard and should be replaced with stainless steel fixtures. There is also a need for anti-ligature fixtures including the faucets. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

**Project Index #: 2508PLM1**

**Construction Cost \$5,000**

## **WATER HEATER REPLACEMENT**

There is a 100 gallon natural gas-fired water heater in the building that was installed in 2006. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

### **BUILDING INFORMATION:**

**Gross Area (square feet): 61,938**

**Year Constructed: 2006**

**Exterior Finish 1: 100 % Painted Stucco / EIFS**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 50 % I-3**

**IBC Occupancy Type 2: 40 % B**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: II-FR**

**Percent Fire Suppressed: 100 %**

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$11.81</b>
<b>Priority Class 2:</b>	<b>\$729,380</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$20,130,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$325</b>
<b>Grand Total:</b>	<b>\$731,380</b>	<b>FCNI:</b>	<b>4%</b>

### **NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

### **REPORT DEVELOPMENT:**

State Public Works Board  
Facilities Condition Analysis

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Rawson-Neal Psychiatric Hospital Site – FCA Site #9894

Description: View of the AC paved parking area.



Rawson-Neal Psychiatric Hospital Site – FCA Site #9894

Description: Interior courtyard.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: Exterior / main entrance into the facility.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: Stained roof membrane.





Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: Damaged sheet vinyl at restroom.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: View of the food prep area.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: View of the gymnasium.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510  
Description: Typical corridor.